

ZONING BOARD OF APPEALS  
THE CITY OF LONG BEACH  
DECISIONS  
October 24, 2019

Case #3115: Application of Andrew Putnam of 332 East Pine Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-112.10 Off Street Parking for a proposed fitness center at 1079 West Beech Street, Long Beach, NY also known as Section 58, Block 113, Lot 56 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #3116: Application of Aleksandr Rakhlin of 2162 Jefferson Street, Merrick, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.(E) Rear Yard for a new rear yard deck at 122 East Penn Street, Long Beach, NY also known as Section 59, Block 114, Lot 173 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #3117: Application of Steven Guasco of Guasco Realty Corp. of 170 West Broadway, Long Beach, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.15(C) for a rear yard canopy at 150-152 East Park Avenue, Long Beach, NY also known as Section 59, Block 110, Lot 20 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #3118: Application of David Hutchinson of 20 Connecticut Avenue, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.19(B) Height; 9-105.15(F) Side Yard for a new roof deck with exterior stairs at 20 Connecticut Avenue, Long Beach, NY also known as Section 58, Block 86, Lot 43 on the Nassau County Land and Tax Map.

**DECISION: HEIGHT DENIED; SIDE YARD GRANTED**

Case #3119: Application of Gloria Chacon of 149 East Fulton Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.2(C) Front Yard for a new front porch at 149 East Fulton Street, Long Beach, NY also known as Section 59, Block 105, Lot 57 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #3120: Application of Paul O'Rourke of 3768 Carrel Boulevard, Oceanside, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-113.2(G) Off Street Parking to maintain off street parking in the front yard at 353 East Market, Long Beach, NY also known as Section 59, Block 137, Lot 66 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #3121: Application of Charles Rafimayeri of 34 Shore Park Road, Great Neck, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.7(B) Height to evevate the existing house at 355 East Market, Long Beach, NY also known as Section 59, Block 137, Lot 111 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #3122: Application of Frank Macchia of 54 Vinton Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.8(B) Height for a house raise at 54 Vinton Street, Long Beach, NY also known as Section 59, Block 208, Lot 21 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Dated: October 24, 2019  
Long Beach, N.Y.

Rocco J. Morelli  
Chairman